

170.A

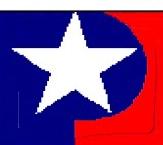
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0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
490,800 / 490,800  
490,800 / 490,800  
490,800 / 490,800
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
112		PARK AVE, ARLINGTON

**OWNERSHIP**

Unit #: 1

Owner 1: HAMILTON TRACEY SPENCE

Owner 2:

Owner 3:

Street 1: 112 PARK AVE #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: KING AARON -

Owner 2: KRAUSS SHARI -

Street 1: 112 PARK AVE #1

Twn/City: Arlington

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1045 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7215																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	490,800			490,800		220747
							GIS Ref
							GIS Ref
							Insp Date
							10/10/18

PREVIOUS ASSESSMENT		Parcel ID		170.A-0007-0003.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	490,800	0	.	490,800	Asses'd Value
2021	102	FV	476,700	0	.	476,700	Notes
2020	102	FV	469,600	0	.	469,600	Date
2019	102	FV	488,100	0	.	488,100	Year end
2018	102	FV	431,500	0	.	431,500	12/23/2021
2017	102	FV	393,200	0	.	393,200	Year End Roll
2016	102	FV	393,200	0	.	393,200	12/10/2020
2015	102	FV	302,700	0	.	302,700	12/18/2019
							Total Land:
							Entered Lot Size
							Land Unit Type:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
KING AARON,	62025-154	6/14/2013			395,000
GAN KAREN N	51670-266	9/10/2008			341,500
LINDSLEY THOMAS	38879-5	4/22/2003			334,500
LINDSLEY THOMAS	32166-10	12/21/2000			289,900
BAHIG KALDAS	31457-198	5/31/2000	Chgd>Assmt<		640,000
					No No 4

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/1/2020	1022	Porch	47,000	C					10/10/2018	Measured	DGM	D Mann					
12/11/2012	1630	New Wind	6,547	C					9/24/2013	OWNR INFO	MM	Mary M					
									4/11/2013	Info Fm Prmt	MM	Mary M					
									5/30/2001	External Ins	PM	Peter M					

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1045	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall: 1 - Wood Shingl	50 %			OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 2 - Slate				Kits: 1	Rating: Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1900	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor													
Const Mod:				% Own: 22.50000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	5	2	1				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 1.02724493				<b>COMPARABLE SALES</b>									
Insulation: 2 - Typical				Adj \$ / SQ: 422.968				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 603002													
% Com Wal		% Sprinkled		Depreciation: 112158													
				Deprecated Total: 490844													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				juris. Factor:			Before Depr:	507.56									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 170.A-0007-0003.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					

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